

DELEGATED DECISION REPORT

SMD/2025/0306
Valid 03/07/2025

2 CEDAR CRESCENT
ENDON

PROPOSED SINGLE STOREY
SIDE EXTENSION AND
REPLACEMENT FLAT ROOF
WITH PITCHED ROOF

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site consists of a detached red brick bungalow, situated on a corner plot on the junction of Cedar Crescent and Hazelwood Road. The site is in a suburban location and is within the Endon Development Boundary.

PROPOSAL

The application seeks permission for a single storey side extension, to be finished in tiles and brick to match the existing, and a hipped roof to be added over the existing flat-roofed garage. The proposed extension will extend approximately 5.88 metres from the side wall, and will be 4.7 metres to the roof ridge, and the garage roof will be 4.44m to the ridge.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135, 139.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

One comment of support, stating the modest size of the extension not having detrimental effects on the street scene.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

No objection.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. The site is within the Endon Development Boundary and therefore acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. In this case, the proposed extension is set back from the principal elevation and set down at the roof ridge, and is finished in materials to match the existing. The hipped roof over the garage would replace the existing flat roof, which is considered a design improvement as the Design Principles SPG advises against flat roofs. Therefore, the development is considered in keeping and subordinate with the host dwelling, and considered acceptable in terms of design.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. The site is bounded by 4 Cedar Crescent to the south and 1 Hazelwood Road to the south west. On the other boundaries of the site are highways. The proposed extension will be on the north elevation, and as such will have no impact on neighbour amenity and is acceptable in this regard.

The new hipped roof would adjoin the neighbouring dwellings, but as the bulk and massing of this would be read against the existing dwelling, and it would not exceed it in terms of height and projection, no other amenity issues are raised.

Highway Safety

Paragraph 109 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development can accommodate the required vehicular parking, in line with Appendix 2. The proposed development would not remove parking availability at the site, nor add additional bedrooms. Therefore, the proposed development complies with Policy T1 and is acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

On balance, the proposed development is considered acceptable in principle, and in terms of design, highway safety, and amenity. The proposal complies with all relevant local and national policy, and the adopted design guide SPD/Gs. Therefore, the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 09/09/2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council